



Plan Commission Minutes
September 14, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Christopherson, Obaid, Proznik and Dr. Wolfgram
Messrs. Larsen, Granlund, Seymour, Brenholt and Gragert

Staff Present: Messrs. Allen, Petrie, and Ms. Ness

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen, Mr. Seymour, Ms. Proznik and Ms. Christopherson were present at the Council Chambers. Ms. Obaid, Dr. Wolfgram, Mr. Granlund, Mr. Gragert and Mr. Brenholt were present virtually online.
3. Approval of August 17, 2020 minutes. Approved as distributed.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Rezoning (Z-1675-20) – R-1 & R-3P with a General Development Plan for two duplexes
Mr. Petrie presented a request to recommend approval of a rezoning from R-1 to R-3P with a General Development Plan for two duplexes located on the east side of Justin Lane and south of Arthur Street. This property is currently owned by the City of Eau Claire and the developer developed the land to the south and west for a subdivision known as Southside Lofts. The developer is looking to add two new duplexes with this lot. This is consistent with the Comprehensive Plan.

No one spoke on this agenda item.

Ms. Proznik moved to recommend approval of rezoning with the general development plan with staff conditions noted in the staff report. Seconded by Mr. Seymour.

Mr. Gragert moved to add a condition to save as many trees as possible on the eastern side of the lot. Ms. Christopherson seconded and the motion carried.

The original motion was moved and motion carried.

6. Rezoning (Z-1676-20) – C-3P to R-3P with a General Development Plan for assisted living
Community Based Residential Facility (CBRF-1-20) – 62-unit CBRF
Mr. Petrie presented a request to recommend approval of a rezoning from C-3P to R-3P with a General Development Plan for a 62-unit assisted living CBRF located near the intersection of Interstate 94 and Highway 93 with the address at 3172 Old Town Hall Road. The property is vacant and has been listed for sale for approximately three years since Fleet Farm was built. This request is consistent with the comprehensive plan. A final site plan will be reviewed by the Plan Commission.

Katie Anibas with HCA Group Inc. noted willingness to work with the City and noted that this facility would be assisted living and independent living. This facility would be short term and long term, depending on the individual needs.

Louie Tuma with HCA Group Inc. noted that the addition may or may not be an option and will be noted on the final site plan at a later date.

Laura Plummer, 4869 Shellamie Drive, Town of Washington, spoke about the concerns about the traffic within the development. She noted concerns about pedestrians and bicycles within

the area. She would like to see improvements at the intersection of Highway 93 and Lorch Avenue.

Mr. Seymour moved to recommend approval with the conditions noted in the staff report. Dr. Wolfgram seconded and the motion carried.

7. Conditional Use Permit (CZ-2007) – 2-unit dwelling

Mr. Petrie presented a request to approve a conditional use permit to convert an office building into a two-unit dwelling located at 2702-2704 London Road within a C-2 zoning district. The proposal is to change land use from an office/salon to a duplex (2-unit dwelling). The lot size of the property is 6,550 square foot. London Road area is a minor arterial and the applicant notes the commercial area peaked during the 1980s. The structure was built in 1975 and the narrative notes this property is setup with the original residential floor plan and kitchen infrastructures.

Applicant and owner, Nicholas Pathos of 2702-2704 London Road, noted this would be affordable housing as the structure is already built.

Ms. Proznik moved to approve the conditional use permit with staff conditions. Mr. Seymour seconded and the motion carried.

8. Final Plat (P-7-20) – Jeffers Ridge Twin Homes Phase II

Mr. Allen presented a request to approve a final plat for Jeffers Ridge Twin Homes Phase II located on the east side of the Jeffers Road and north of Jeffers Ridge. This final plat creates 32 lots and 16 structures for twin homes. This request along with the developer's agreement will be on the City Council's agenda for the September 22nd meeting.

Nate Flagstad and Pete Gartmann, Real Land Surveying, noted the development was going well and this is the second and final phase of the development.

Ms. Proznik moved to approve the final plat. Mr. Seymour seconded and the motion carried.

9. Site Plan (SP-2029) – Lorch Avenue

Mr. Petrie presented a request to approve the site plan for a 64-unit apartment and club house located on Lorch Avenue. This is the first phase of six for the development of the area. The rezoning and general development plan was approved by the Plan Commission, and City Council approved in April 2020. The street and utility construction are currently under construction. The apartment building has a mixture of suites, one-bedrooms and two-bedrooms. This site plan includes a club house used by the residents.

Gunnar Hagen, with HK Development LLC, noted that the underground parking has 60 stalls, rather than 59 stalls.

Mark Erickson, Everyday Surveying and Engineering, noted the 30 feet driveway width for service vehicles and multiple buildings and club house.

Mr. Seymour moved to approve the site plan with staff conditions. Dr. Wolfgram seconded and the motion carried.

10. Site Plan (SP-2030) – Car Wash

Mr. Petrie presented a request to approve the site plan located at 1000 W. Clairemont Avenue. The rezoning and general development plan was approved in July 2020. The final site plan proposal is consistent with the general development plan. This is to redevelop the old vacant Hardee's site. The site plan shows a single tunnel car wash with 10 vacuum stalls. A landscape and lighting plan will need to be submitted and reviewed by staff.

Marv Anderson, Project Manager, noted that the vacuums are free for customers to use and Tommy's Car Wash corporate requirement is a minimum of 10 vacuum stalls.

Mark Erickson, Everyday Surveying and Engineering, noted that the drive access width of approximately 24 feet is needed for larger vehicles accessing the site.

Mr. Seymour moved to approve the site plan with staff conditions. Ms. Christopherson seconded and the motion carried.

11. Certified Survey Map (CSM-11-20) – County Road EE

Mr. Petrie presented a request to approve a two-lot CSM within the Extra-Territorial Jurisdictional (ETJ) along County Road EE. The property is outside of the Sewer Service Area (SSA) for the city. The Town of Union and Eau Claire County approved the rezoning to C-3 for the vacant portion of the lot and the single-family home remains in RH zoning.

Property owner, Cory Krenz, noted that the rezoning was approved last year and this is the final step in the process.

Ms. Christopherson moved to approve the CSM. Mr. Seymour seconded and the motion carried.

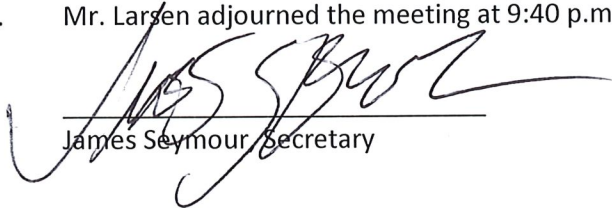
12. Strong Towns Webinar Discussion

Mr. Allen noted that Commissioner Christopherson recommended to the Plan Commission to watch the Strong Towns webinar on incremental development. The Commission held a discussion about the webinar and how the city could help assist in land uses and zoning moving forward, including expanding live-work options, entrepreneurial zoning, commercial incubator spaces, redevelopment that's culturally sensitive, and possibly holding a town hall with small entrepreneurs.

13. Future Agenda Item

Mr. Allen noted that a work session should be considered for the Comprehensive Plan 5-year review.

14. Mr. Larsen adjourned the meeting at 9:40 p.m.



James Seymour, Secretary